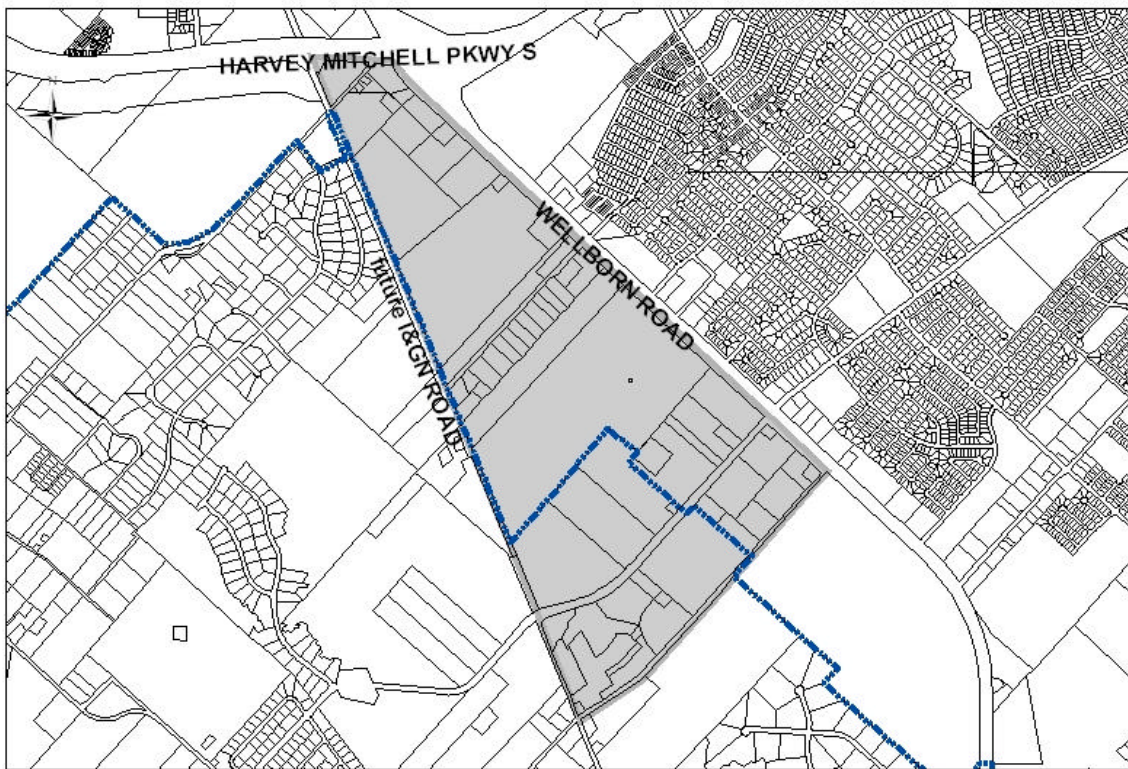


# Land Use and Thoroughfare Plan Amendment

## Wellborn Road / I&GN Triangle (Annexation Area #1)

February 2003

STUDY AREA



0 700 1,400 2,800 4,200 5,600 Feet

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# **Land Use and Thorough Plan Amendment Wellborn Road / I&GN Triangle (Annexation Area #1)**

## **Introduction**

Most of this area was recently annexed into the City. There is now increasing pressure for development and requests for rezonings. In addition, the City will be developing impact fees for the area bound by Wellborn Road, North Graham Road, the I&GN Right-of-way and Harvey Mitchell Parkway. The need for accurate and current land use assumptions for these projects initiated a review of the Land Use and Thoroughfare Plans for this area. This report describes recommendations to amend and update the Land Use and Thoroughfare elements of the Comprehensive Plan for this 780 acre study area.

## **Comprehensive Planning**

The Comprehensive Plan is a policy document whereby decisions are guided regarding the physical growth and development of the community. The plan is implemented through the application of zoning and subdivision regulations and capital improvements programs. It is generally long term and comprehensive. This means it looks ten to twenty years into the future and is all inclusive in scope - including plans for future land uses, thoroughfares, parks, open space, utilities and any other significant physical element. The City's current plan was adopted in 1997.

## **Plan Amendments**

The Comprehensive Plan is regularly updated in response to changing conditions, City policies and actions, and other projects. Analysis of larger areas is usually done through a small-area planning process. Minor refinements and updates are often done through a plan amendment process. The latter typically requires less intense analysis, results in fewer changes to the plan and involves a lower level of participation.

This proposed plan amendment was initiated to ensure that updated plans were in place to support upcoming impact fee and proposed development. The resulting recommendations are a refinement of the existing plan. Property owners in the area were mailed letters and maps, were invited to discuss the proposed plans and were notified of the public hearings. Several property owners visited with City staff in person and by phone.

**Background**

The Comprehensive Plan adopted in 1997 shows this area for predominately single family development.

This summer the City will be developing impact fee lines to supply water and sewer utilities to this area. The impact fee project depends on accurate land use assumptions for calculating future populations and utility demands. The purposes for updating the Land Use and Thoroughfare Plans include:

- This amendment will refine the Land Use Plan to provide information needed for the impact fee study.
- The expansion of utilities will increase pressures for development in this area.
- An updated Thoroughfare Plan is important to guide future platting and ensure dedication of right-of-ways for future roads.
- The City now has the authority to regulate land use through zoning in this area. A current Land Use Plan is important to guide future rezoning requests.
- Update of the Land Use and Thoroughfare Plans is an opportunity to reexamine various Comp Plan elements keeping in mind Council's vision statements and strategies, existing development policies and other adopted plans.

This amendment to the Land Use and Thoroughfare Plans also implements the following City Council Vision Statements and Strategies:

Vision Statement # 3 - Planning and Development

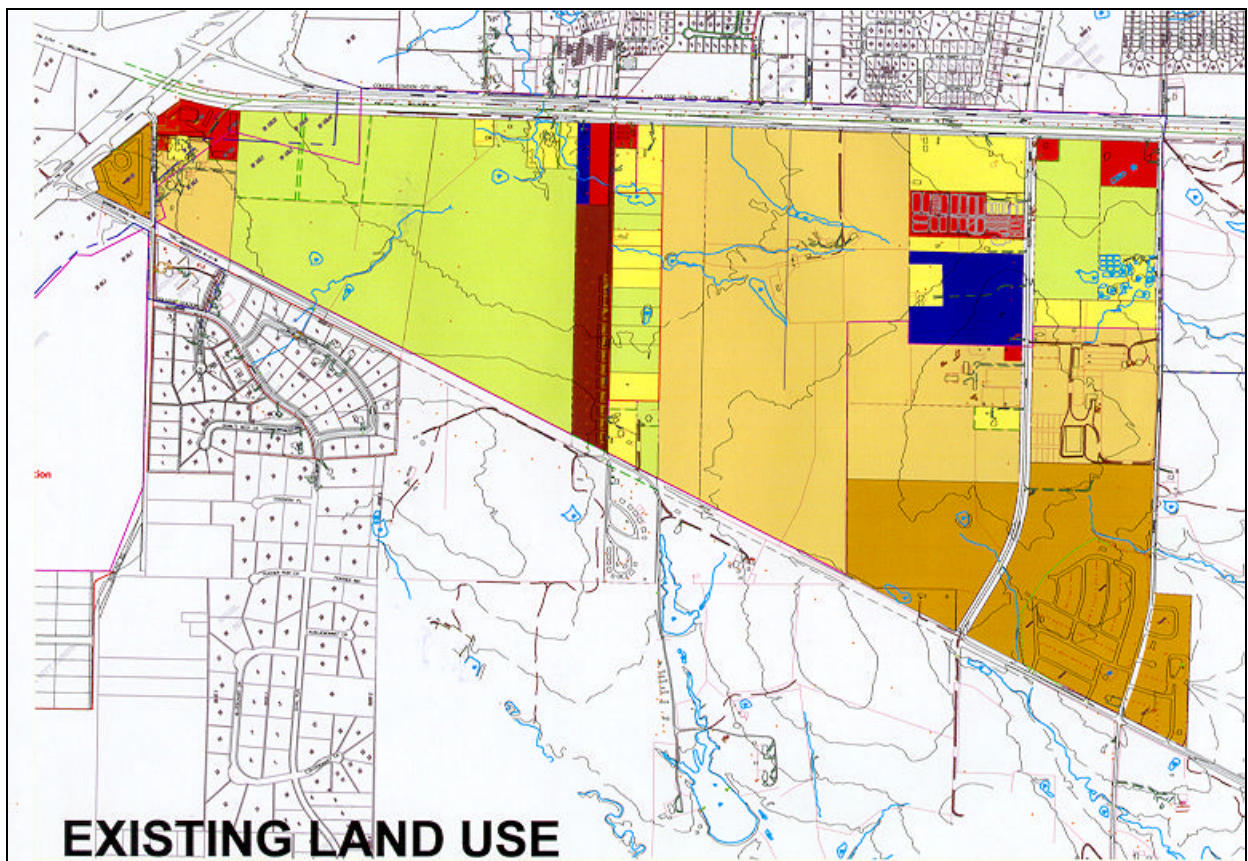
We will provide a well-planned community.

Strategy #2 - We will regularly update the Comprehensive Plan.

## Existing Conditions

This area is generally undeveloped with a mix of rural residential and agricultural uses. There are a variety of residences including 10 single family homes, two duplexes, twelve fourplexes and 10 manufactured/mobile homes. In addition there is the Oak Creek mobile home park between Rock Prairie and North Graham at I&GN. There are several commercial businesses located along Old Wellborn Rd. including a plant nursery, vet clinic, self-service storage units, and two small centers containing mostly construction sales and contractors. The Alta Vista Christian School is located in the area on Rock Prairie Rd.

Access to the area is primarily by Cain Rd. and Rock Prairie Rd. which cross the railroad track. North Graham does not have a crossing and is connected via Old Wellborn Rd.



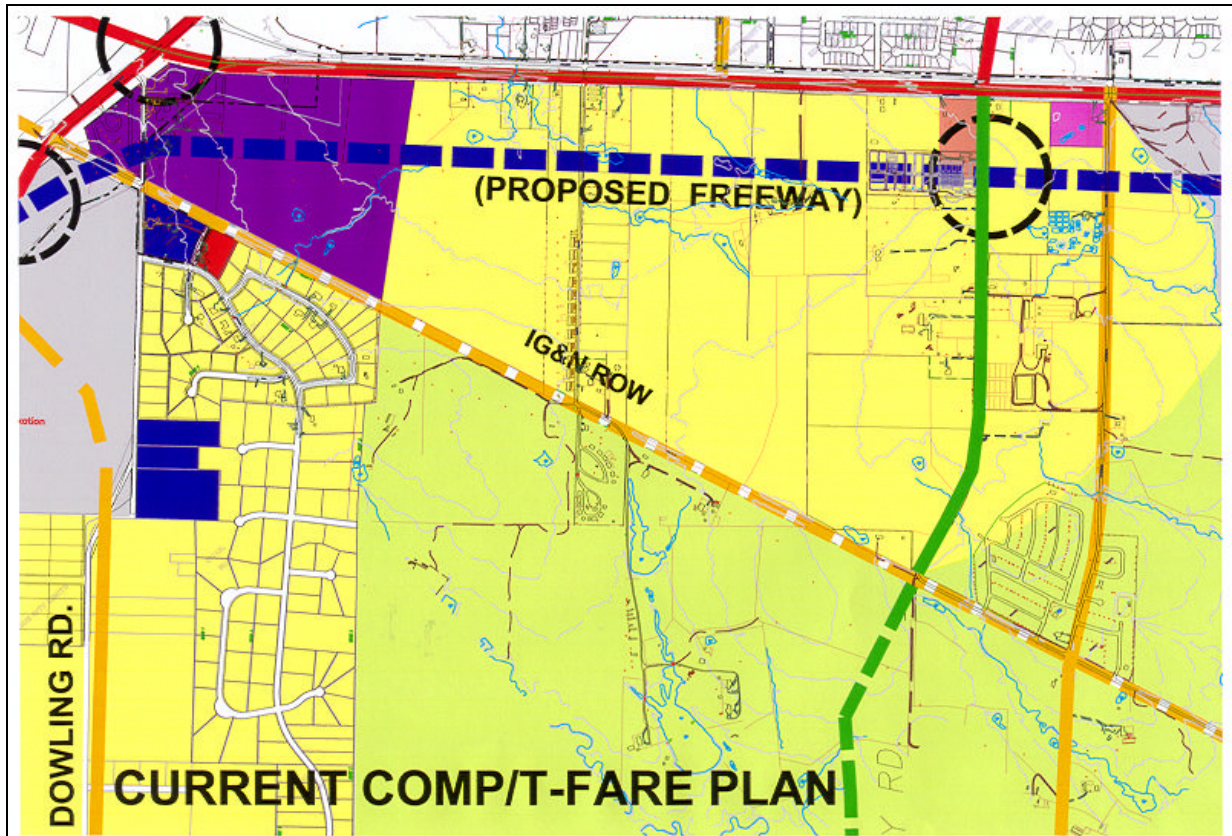
### LEGEND:

- S.F. Residential Low Density
- S.F. Residential High Density
- Mobile Home Park
- Commercial
- Institutional/Other
- Rural Density/Ag. Uses
- Vacant/Pasture



### Existing Plans

The existing Comprehensive Plan shows mostly medium density single family development with some supporting neighborhood commercial close to Wellborn Rd. The area adjacent to the corner of Harvey Mitchell Parkway and Wellborn Road is shown as mixed use. The current Thoroughfare Plan shows the future extension of State Highway 40 as a freeway, a future major collector along the existing I&GN right-of-way, the existing Rock Prairie Road West as a minor arterial and the existing North Graham as a major collector.



#### LEGEND:

- S.F. Residential Medium Density
- Retail Neighborhood
- Mixed Use
- Office
- Rural Density

## **Recommendations**

Changes to the Land Use and Thoroughfare Plans are being recommended to accommodate evolving conditions in the area. In general the plan maintains this as a predominately single family residential area. The following specific changes are recommended:

- Remove the State Highway 40 "freeway" that is adjacent to the railroad. TxDOT has indicated that this extension of Highway 40 is not a listed project and that this highway section may never be built.
- The existing Old Wellborn Road (adjacent to the railroad) running north of Rock Prairie Road should not be upgraded. The existing placement of this road will cause increasing traffic problems where it intersects Rock Prairie Rd. and Cain Rd. Instead traffic and development should be concentrated on a future minor collector that will connect Rock Prairie Rd. to the future I&GN Rd. This will provide north / south movement through the area.
- The section of Old Wellborn Rd. south of Rock Prairie Rd. to Graham Rd. be upgraded to a major collector as the area develops.
- Remove the office uses at the corner of Graham and Old Wellborn. This has been changed to show light industrial for the area between Graham and Rock Prairie. This change is in response to current development patterns. This property was platted as a private business park for commercial / warehouse uses prior to annexation and the owners are proceeded with requests to rezone and develop these uses.
- Remove single family residential adjacent to the railroad. While residential development is not impossible next to the railroad, it is likely that the market will place pressure for other land uses in the area between the new future collector and the railroad. The proposed plan shows this area as a Transitional Zone. This indicates that several different uses may be appropriate in this unique area including commercial / warehouse, light industrial, general retail, office and multi-family. This approach is intended to provide more flexibility for the market in this area.
- Show commercial uses for the property at the intersection of Cain Rd. and Old Wellborn Rd. The current plan shows residential, however it is currently developed as commercial, which is consistent with the Comprehensive Plan policy of locating commercial uses at intersections. Property at the corner of Rock Prairie Rd. and Old Wellborn remains neighborhood commercial.
- Change the land use designation on property at the corner of Harvey Mitchell Parkway and Wellborn Rd. from mixed use to light industrial. Property south and west of the future collector extension is changed to medium density single family. The collector serves as a buffer between the land uses.
- The proposed Land Use Plan represents the addition of parkland. The acreage will be based on the City's parkland dedication requirements for medium density single-family development. The exact locations of future parks will be determined as the area develops.
- Cain Road is currently unclassified, the proposed plan shows it as a minor collector.

City of College Station  
Wellborn Road/I&GN  
Triangle  
**PROPOSED  
LAND USE**

**Legend**

**THOROUGHFARES**

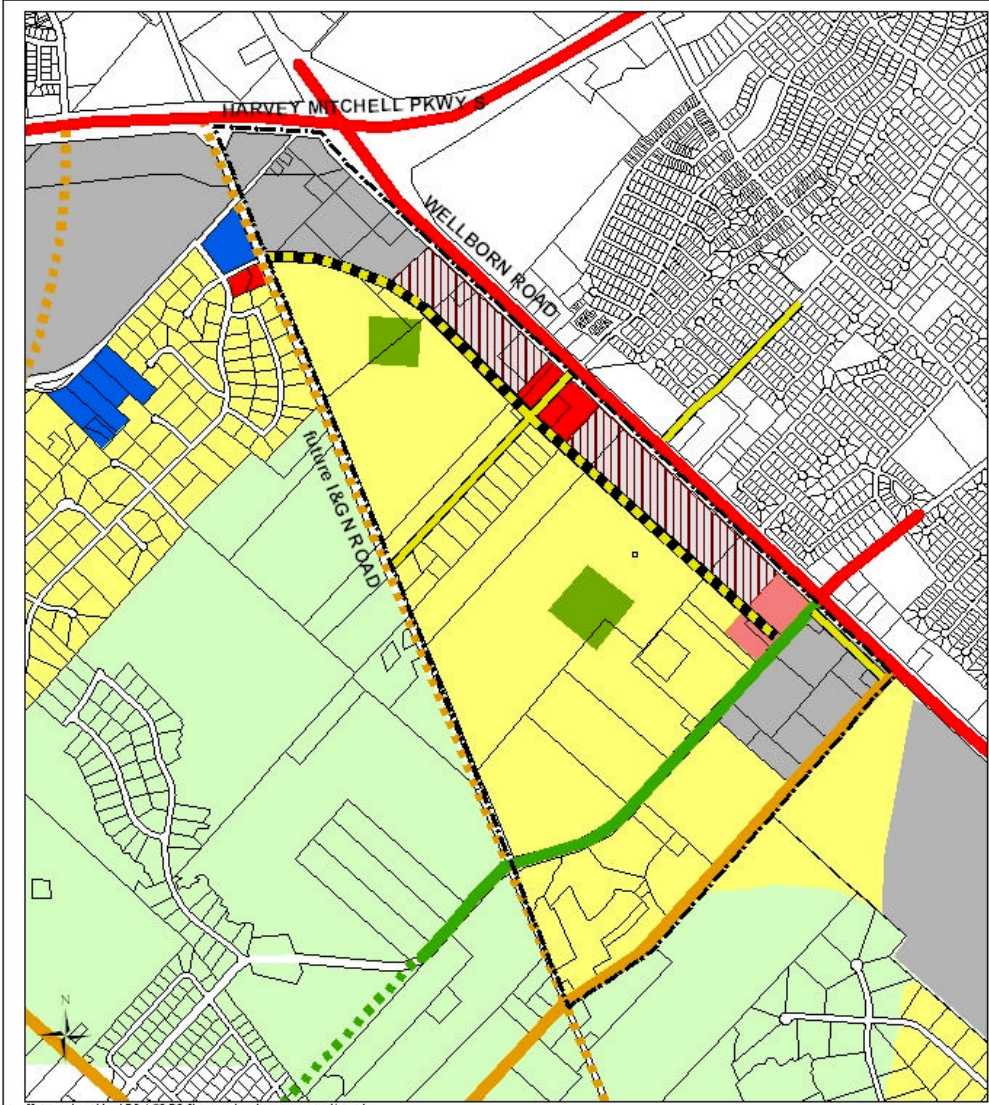
- MINOR ARTERIAL
- MINOR ARTERIAL - FUTURE
- MAJOR COLLECTOR
- MAJOR COLLECTOR - FUTURE
- MAJOR ARTERIAL
- MINOR COLLECTOR
- MINOR COLLECTOR - FUTURE

**LANDUSE**

- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- NEIGHBORHOOD COMMERCIAL
- TRANSITIONAL
- PARK
- SINGLE FAMILY RESIDENTIAL
- RURAL



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Map produced by LPP 1/26/23 file name: landuse\_proposed1.mxd